

CLASSIFIED ADVERTISING

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

1500 E. Tropicana Ave., Suite 205

Telephone No. (702) 388-6331

Las Vegas, NV 89119-6516

DEPARTMENT OF HOUSING & URBAN DEVELOPMENT

Bid openings for HUD properties. Now is your chance to take advantage of excellent real estate values.

IMPORTANT INFORMATION

Purchasers interested in a HUD-acquired property must contact a Real Estate Broker/Agent of your choice to see or bid on any properties listed. Purchasers must obtain their own financing for all Sales. These properties may contain code violations. HUD reserves the right to reject any and all bids and to waive any informality or irregularity in any bids.

EARNEST MONEY DEPOSIT equal to five percent (5%) of the SALES PRICE, not to exceed \$2,000 but not less than \$500, is required with each offer to purchase. **NOTE:** Broker to submit to HUD, certification of these funds having been received.

BIDS RECEIVED UNTIL 3:30 PM, May 14, 1990

BID OPENING 1:00 PM, MAY 15, 1990

NOTE: TRAINING SESSION TO FOLLOW BID OPENING

HUD reserves the right to withdraw any property from this Listing prior to Bid Opening. For further instruction on procedures, Real Estate Brokers/Agents are to refer to the Broker's Information Package (BIP) which is the "GREEN" handbook.

SUBMIT ALL SEALED BIDS TO THE LAS VEGAS HUD OFFICE.

ESCROW PERIOD WILL BE 45 DAYS -- ALL TRANSACTIONS -- NO EXCEPTIONS

Some listed properties may contain personal property such as: refrigerators, ovens, ranges, washers, dryers, etc. HUD ASSUMES NO RESPONSIBILITY FOR SUCH ITEMS AND WILL MAKE NO ADJUSTMENT TO ANY SALE BASED UPON THEIR LOSS DUE TO VANDALISM OR THEFT.

IF NO BIDS ARE RECEIVED ON THE LISTED PROPERTIES, HUD WILL ACCEPT BIDS ON OR BEFORE 9:00 AM EACH DAY UNTIL SOLD OR RELISTED. THE LAST DAY TO SUBMIT BIDS SHALL BE THE FOLLOWING TUESDAY BEFORE 9:00AM FOR THE PREVIOUS WEEK'S LISTING.

PUD -- Planned Unit Development CONDO -- Condominium

LBP -- Property may contain lead base paint NIA - NO Investor Allocation

HOA -- Homeowner's Association. HOA dues are in addition to monthly payments

CS -- May have Crack Slab

SD -- May have Structural Damage

BP -- Additions or changes in structure may not have Building Permits

ALL PROPERTIES ARE OFFERED "AS IS, WITHOUT WARRANTY" NO REPAIRS WILL BE PERFORMED EXCEPT AS NOTED IN THIS AD. ALL INFORMATION IN THIS LISTING IS DEEMED TO BE RELIABLE BUT NOT GUARANTEED.



EQUAL HOUSING OPPORTUNITY

THE FOLLOWING PROPERTIES ARE LISTED AS IS, WITH FHA-INSURANCE AVAILABLE.

| BID NO | CASE NUMBER | PROPERTY ADDRESS | ZIP CODE | LISTED PRICE | BD/BA | GARAGE | REMARKS |
|--------|-------------|------------------|----------|--------------|-------|--------|---------|
|--------|-------------|------------------|----------|--------------|-------|--------|---------|

LAS VEGAS

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|-----|------------------|----------------------|-------|---------|------|-----|---------------|
| 1. | 332-185546-8-796 | 7721 Blackbird Ave | 89128 | 104,700 | 3/2½ | YES | |
| 2. | 332-187640-7-729 | 2900 Black Forest Dr | 89102 | 95,000 | 3/2 | NO | LBP |
| 3. | 332-114797-203 | 4210 Callahan Ave | 89120 | 81,000 | 1/1 | YES | |
| 4. | 332-129270-261 | 4925 Carmichael Ave | 89110 | 79,000 | 3/2 | YES | |
| 5. | 332-113124-203 | 73 Colbath St | 89110 | 75,000 | 3/2 | YES | |
| 6. | 332-097558-203 | 1912 Goodwill ABCD | 89106 | 95,000 | 8/4 | NO | 4-PLEX |
| 7. | 332-160936-3-703 | 601 Greenhurst Rd | 89128 | 81,300 | 4/2 | NO | LBP |
| 8. | 332-195437-8-503 | 5264 Koa Ave | 89122 | 71,500 | 3/2 | NO | LBP |
| 9. | 332-118960-503 | 7709 Parakeet Ave | 89128 | 86,000 | 3/2 | YES | |
| 10. | 332-118757-203 | 4511 Parkview Dr. | 89104 | 84,000 | 4/2 | YES | LBP |
| 11. | 332-126523-534 | 5576 W. Rochelle#16A | 89103 | 65,000 | 2/2 | CP | CONDO HOA NIA |
| 12. | 332-113669-203 | 855 Slumpstone Way | 89110 | 46,500 | 2/1½ | CP | PUD HOA |
| 13. | 332-119441-203 | 1639 N. Stevens Dr | 89115 | 100,000 | 8/4 | NO | 4-PLEX |
| 14. | 332-133620-796 | 4207 Tolkien Ave | 89115 | 82,500 | 3/2½ | YES | |

NORTH LAS VEGAS

| | | | | | | | |
|-----|------------------|----------------------|-------|--------|-----|----|-----|
| 15. | 332-186550-9-231 | 3301 Civic Center#9F | 89030 | 19,800 | 2/1 | NO | LBP |
| 16. | 332-152611-248 | 3305 Diana Dr. | 89030 | 47,700 | 3/1 | CP | LBP |
| 17. | 332-100371-203 | 3405 Honduras Place | 89030 | 47,500 | 3/1 | NO | LBP |

THE FOLLOWING PROPERTIES ARE AVAILABLE AS IS, ALL CASH

LAS VEGAS

| | | | | | | | |
|-----|------------------|--------------------|-------|--------|-----|-----|-----|
| 18. | 332-142639-5-703 | 3705 El Conlon Ave | 89102 | 70,000 | 3/2 | NO | LBP |
| 19. | 332-162672-203 | 3610 Rio Mayo | 89121 | 61,500 | 3/2 | YES | LBP |

NOTE: Possible Cracked Slab